







Abbott

Oakham Grange • Calow • S44 5TA

£389,500

The Abbott – Spacious Four-Bedroom Family Home with up-to £10,000 of upgrades included Set within the sought-after Oakham Grange development, The Abbott is a spacious and beautifully designed four-bedroom detached home that offers a perfect blend of style, comfort, and practicality. With up to £10,000 worth of upgrades included, it's a home that goes beyond expectations—ideal for families looking for space to grow and entertain in a countryside-edge location. On the ground floor, you're welcomed by a bright and inviting bay-fronted lounge—a versatile space perfect for relaxed evenings or social gatherings. To the rear, the expansive open-plan kitchen, dining, and living area becomes the heart of the home. Designed for modern living, it features premium fitted units, quality appliances, a breakfast bar, and bi-fold doors that lead out to a beautifully landscaped garden—creating seamless indoor-outdoor living and bathing the space in natural light. A separate utility room with external access keeps the practical side of life tucked away, and an internal door from the hallway leads directly to the integral garage, offering convenience and additional storage. Upstairs, the first floor hosts four generously sized double bedrooms, making it ideal for growing families, guests, or home working. The principal and second bedrooms benefit from stylish en-suite shower rooms, while the remaining two bedrooms share a contemporary four-piece family bathroom, finished with elegant tiling and modern fittings. Outside, The Abbott boasts a private rear garden, a garage, and driveway parking for multiple vehicles, all contributing to the home's exceptional practicality. Oakham Grange – A Village-Edge Development in Calow Set on the eastern fringe of Chesterfield, Oakham Grange is a thoughtfully designed community of 75 high-quality new homes, ranging from two to four-bedroom houses and three-bedroom bungalows. Each home is crafted in partnership with leading suppliers, offering designer kitchens, landscaped gardens, and spacious living areas built for everyday comfort. Sustainability is at the core, with high-performance solar panels and electric vehicle charging points included across the development. Just moments from local amenities and transport links, and a short drive from Chesterfield Town Centre, this location is perfect for countryside walks, family days out, or commuting to nearby towns and cities. To arrange a viewing of our beautiful show home or explore the final few properties available from Woodall Homes, please get in touch today.





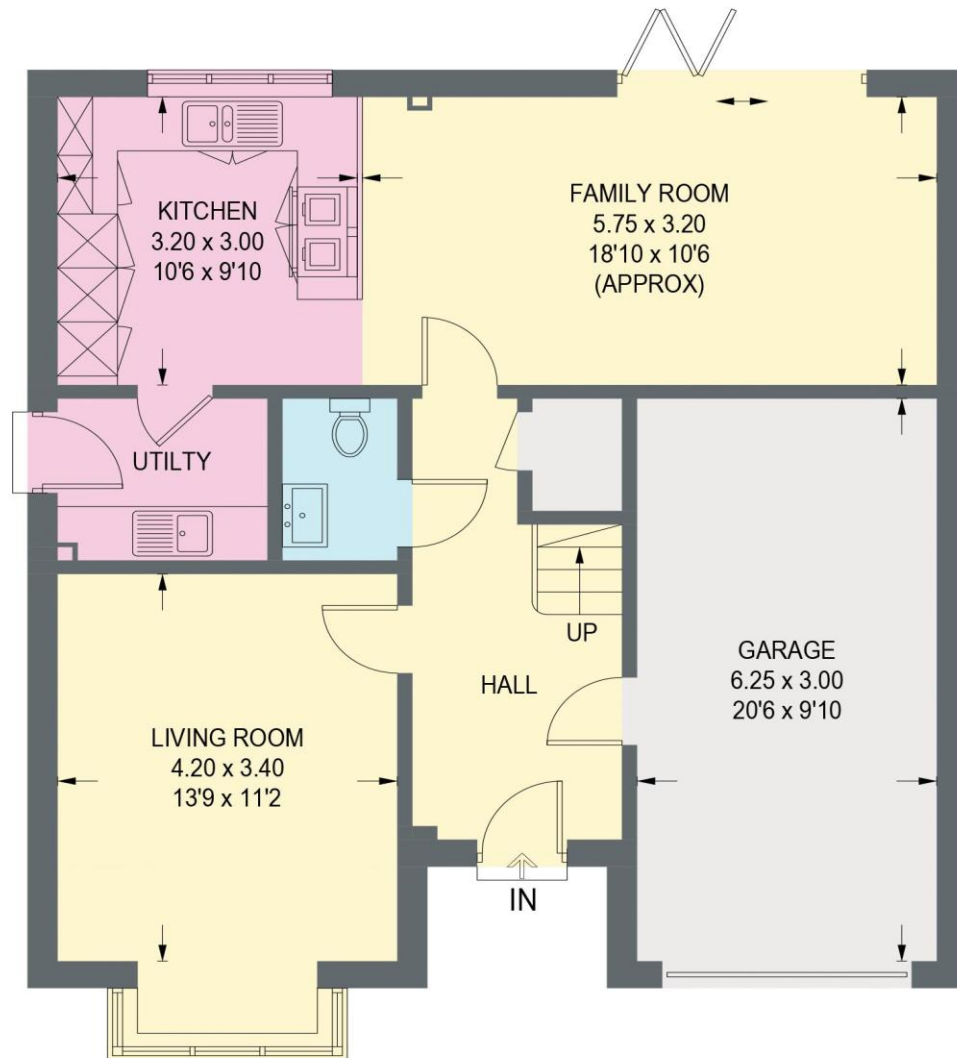
- Detached Family Property
- NEFF Integrated Appliances & Premium Finishes As Standard
- Solar Panels & Electric EV Charging
- Contemporary Anthracite Windows
- Porcelanosa Floor Tiles & Bathroom Suites Included As Standard

- £10,000 Worth Of Upgrades Included
- Principal Bedroom w/ En-Suite
- Bi-Folding Doors Leading To The Garden
- Integral Garage & Off Road Parking
- Open Plan Kitchen-Diner Family Area

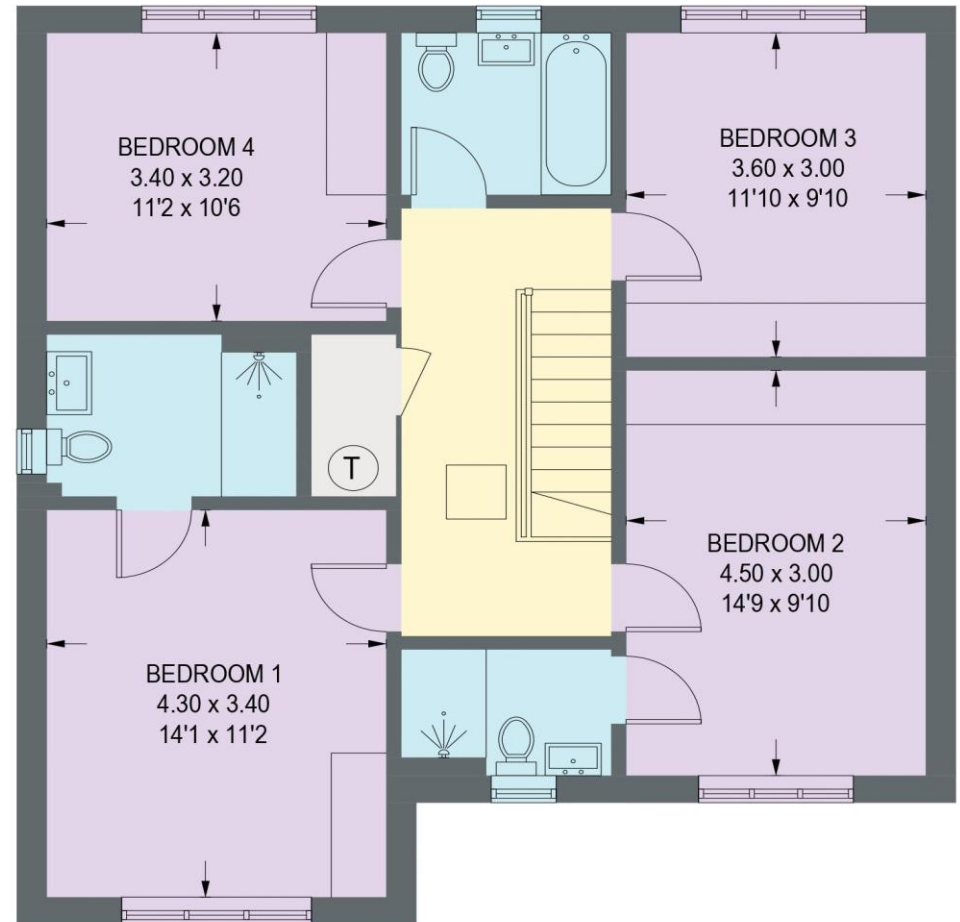


WOODALL HOMES - ABBOTT

APPROXIMATE GROSS INTERNAL AREA = 160.5 SQ M / 1728 SQ FT



GROUND FLOOR = 83.3 SQ M / 897 SQ FT



FIRST FLOOR = 77.2 SQ M / 831 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1225097)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

